

Staff Summary Report



Hearing Officer Hearing Date: February 19, 2008

Agenda Item Number: 5

SUBJECT: This is a public hearing for a request by **T-MOBILE (PL080018)** located at 988 West Washington Street for one (1) use permit.

DOCUMENT NAME: 20080219dssd02

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by **T-MOBILE (PL080018)** (Declan Murphy, applicant; Salt River Project (SRP), property owner) located at 988 West Washington Street in the GID, General Industrial District for:

ZUP08013 Use permit to allow additional antennas on an existing monopole.

PREPARED BY: Shawn Daffara, Planner II (480-858-2284)

REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

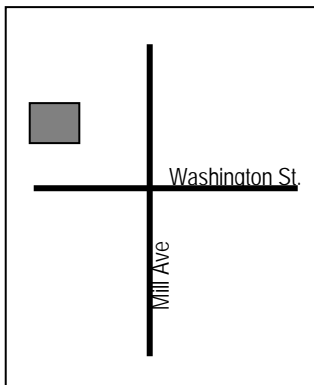
A handwritten signature in black ink, appearing to read 'SEA'.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to Conditions 1-4

ADDITIONAL INFO: The applicant, T-Mobile, is requesting a use permit for the addition of three (3) wireless antennas (one per sector) on an existing monopole with six (6) antennas (2 per sector) in the GID, General Industrial District located at 988 West Washington Street. Staff is recommending approval of the request subject to conditions. To date staff has received no public input.



PAGES:

1. List of Attachments
2. Comments; Reason for Approval
3. Conditions of Approval; History & Facts/Description; Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan
5. Enlarged Site Plan
6. Elevations
7. Photo Simulation
8. Staff Photograph(s)

COMMENTS:

The applicant, T-Mobile, is seeking approval of a use permit for the addition of three (3) wireless antennas to an existing eighty (80') foot wireless communications monopole. The project is located at 988 West Washington Street in the GID, General Industrial District. The existing eighty (80) foot tower is located at the south end of the property in the Salt River Project Crosscut Facility parking lot and the location of the ground equipment will be inside the existing equipment shelter. The new antennas are intended to improve the T-Mobile network for the area. Staff recommends approval of the proposal as submitted, with conditions.

Use Permit

The Zoning and Development Code requires a use permit for a wireless telecommunications antenna in all zoning districts including the GID, General Industrial District. This use permit request meets all applicable tests in the following manner:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - As the proposal is for a wireless antenna; there should be no nuisances.
- c. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding uses.

Conclusion

Staff recommends approval of the use permit

REASON(S) FOR APPROVAL:

1. No apparent nuisance resulting from noise, smoke, odor, dust, vibration, or glare.
2. No apparent hazards to persons or property from possible explosion, contamination, fire or flood.
3. Traffic generated by this use should not be excessive.
4. The use appears to be compatible with the building, site and adjacent property.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

**CONDITION(S)
OF APPROVAL:**

1. Obtain all necessary clearances from the Building Safety Division of the Development Services Department.
2. Any intensification or expansion of use, including co-location of additional antennas, will require a new use permit.
3. The proposed antennas shall match the existing antennas on the site.
4. The wireless device shall be removed within 30 days of discontinuance of use.

HISTORY & FACTS:

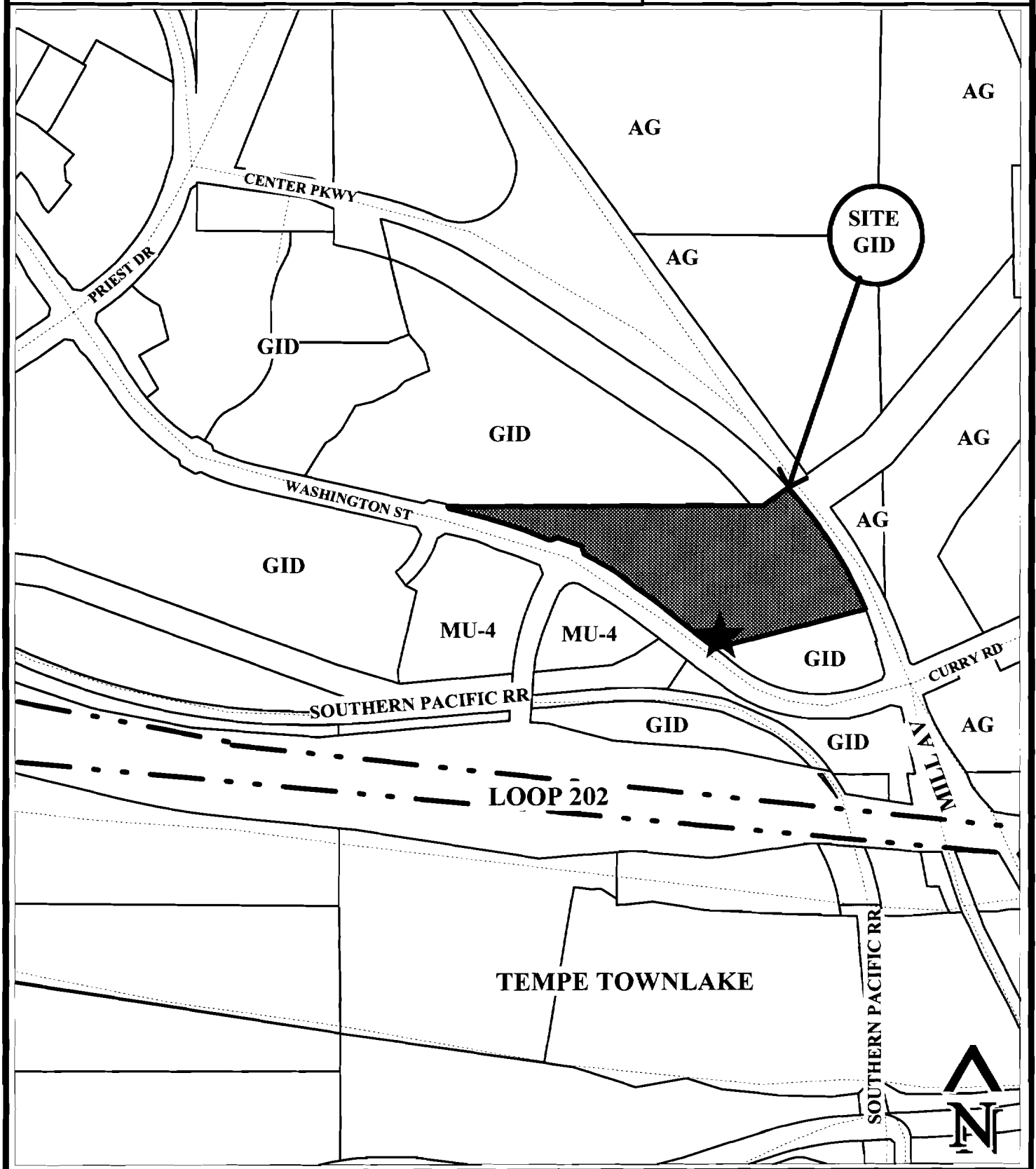
August 21, 2001 BA010209: Use permit approved to allow a new 65' wireless communication tower with antennas.

DESCRIPTION:

Owner – SRP
Applicant – Declan Murphy/T-Mobile
Existing Zoning – GID, General Industrial District
Existing Tower Height – 80'
Proposed Antenna Height – 65'

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Part 3, Section 3-302 – Permitted Uses in Office/Industrial Districts.
Part 3, Section 3-421 – Wireless Telecommunications Facilities.
Part 6, Section 6-308 – Use Permit.

T-MOBILE**PL080018**



T-MOBILE (PL080018)



Letter of Explanation

T-Mobile Wireless Facility at 988 W Washington, Tempe AZ

The proposed changes involve the addition of one antenna per sector (total of three (3)) to the existing array at the top of the existing monopole, with one additional cabinet to be added to the existing equipment compound on the SRP Crosscut facility at 988 W Washington Street

- A. The proposed changes to the existing T-Mobile Wireless facility at 988 W Washington will not alter the vehicular or pedestrian traffic in adjacent areas
- B. The proposed changes will not cause any nuisance, (odor, dust, gas, noise, vibration, smoke, heat or glare etc.) exceeding that of ambient conditions
- C. The proposed changes will not contribute to deterioration of the neighborhood, or be in conflict with the goals, objectives and policies of the City
- D. Will be compatible with the existing surroundings
- E. Will not result in any disruptive behavior which may create nuisance to the surrounding area or general public

A handwritten signature in black ink, appearing to read 'Declan'.

Declan Murphy
T-Mobile / AZ Project
2625 S Plaza Drive, Suite 400
Tempe, AZ 85282
(602) 326 0111



Communication Services, Inc.
2151 East Broadway Road, Suite 217, Tempe, AZ 85282
PHONE 480.905.0609 FAX 480.905.0618

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PROJECT INFORMATION -

PH40251C
SRP CROSS
CUT STATION

933 N. WASHINGTON STREET
TEMPE, ARIZONA 85282

3 JUL 1965

SITE PLAN

- SHEET NUMBER -

10-1

- APPROVAL BLOCK -

SIGNS

1. INSTALL EMERGENCY INFORMATION PLACARD NEAR ENTRANCE GATE OF EMERGENCY AREA (OR MOST VISIBLE PLACE ON OUTSIDE COMPANED WALL) PLACARD IS TO CONTAIN SITE NAME, SITE NUMBER, COMPANY NAME ADDRESS INFORMATION, AND A "DO NOT ENTER" TAG IN CASE OF EMERGENCY. PLACARD IS TO BE CONSIST OF HIGH CONTRAST LETTERING (WHITE BACKGROUND W/ RED LETTERING) BEARING VISIBLE RESISTANT LEVON COVER

ENTRANCE GATE OF EQUIPMENT AREA (OR
FACING STREET OF ASSOCIATED ADDRESS).
PULCARO IS TO CONTAIN 6" TALL HIGH
CONTRAST LETTERING (WHITE BACK GROUND
AND RED LETTERS) BEHIND VERTICAL RESISTANT
IDEAL COVER

1. MANUAL LIGHTING WILL BE INSTALLED AT EQUIPMENT AREA FOR THE PURPOSES OF EQUIPMENT MAINTENANCE. LIGHT WILL BE ON

3. ADDITIONAL LIGHTING WILL BE INSTALLED & A MOTION SENSOR WITH A SWITCH OVER-ROD.
4. ALL LIGHTING IS TO BE INSTALLED NO HIGHER THAN 5'-0" (UNLESS REQUIRED OTHERWISE BY INDIVIDUAL MUNICIPALITY).
5. ALL LIGHTING WILL BE THAT OF "FULL CUT OFF LENSES".

1. IN THE EVENT THE CARRIER PROPOSES TO REPLACE EXISTING FIELD PARKING OR BUILDING LIGHTING, ALL LIGHTS, FIXTURES WILL MATCH THE ORIGINAL INSTALLATION. UNLESS NOTED OTHERWISE, LIGHTS WILL BE ALIGNED AND ADJUST BACK TO THEIR ORIGINAL POSITION.

1. PICKETS IN NEW FENCING WILL NOT EXCEED THE UBC MAXIMUM OF 4" ON CENTER

2. WHEN APPLICABLE NEW FENCING WILL MATCH EXISTING FENCING IN STYLE, COLOR, AND HEIGHT (SEE PLAN FOR SPECIFICS)

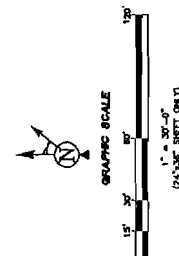
1. ADA COMPLIANCE: FACILITY IS NOT STAFFED AND NOT NORMALLY OCCUPIED.

2. CONTRACTOR IS RESPONSIBLE FOR
ERECTING TEMPORARY BARICADES AND/OR
FENCING TO PROTECT THE SAFETY OF THE
PUBLIC DURING CONSTRUCTION.
3. THE ANTENNAS SHALL NOT INTERFERE WITH
ANY EXISTING COMMUNICATION SITES.
4. ALL ITEMS SHOWN ON THIS DRAWING ARE
EXISTING UNLESS OTHERWISE NOTED.
5. DEVELOPMENT AND USE OF THIS SITE WILL
CONFORM TO ALL APPLICABLE CODES AND
ORDINANCES.

NOTES:

1. SITE PLAN SHOWING DERIVED FROM DETAILS PROVIDED BY SURVEY.
2. REFER TO T-MOBILE SPECIFICATIONS FOR ADDITIONAL INFORMATION/DETAILS.
3. TECH VEHICLE OPERATORS MUST REMAIN ON PAVED ACCESS ROAD AND LEAVE ALL STATE PROPERTY UNHARMED.

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PROJECT INFORMATION -

PH40251C
SRP CROSS
CUT STATION

398 W. WASHINGTON STREET
TEMPE, ARIZONA 85282

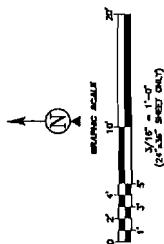
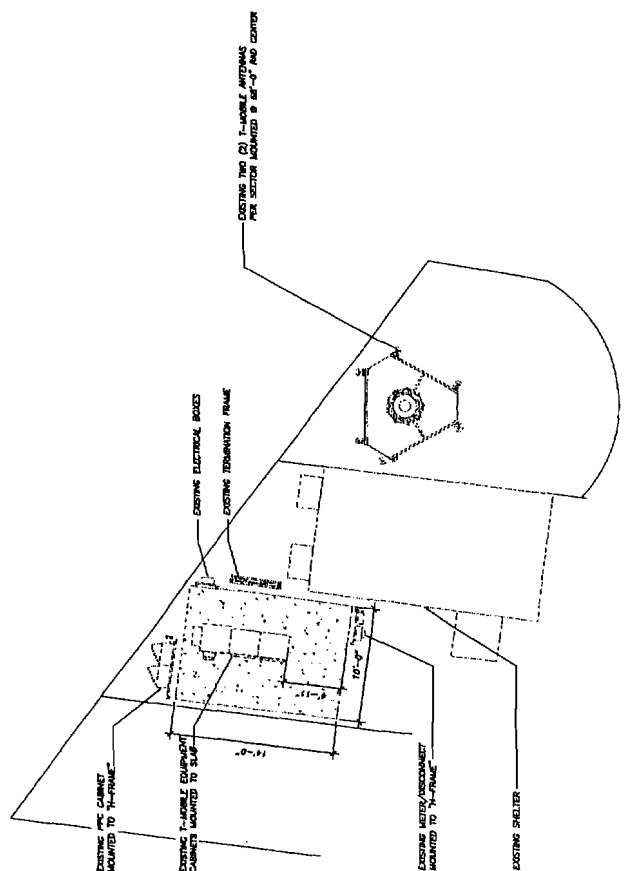
SHEET TITLE

**ENLARGED
SITE PLAN
AND DETAILS**

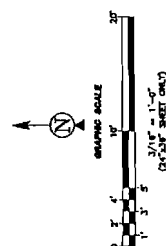
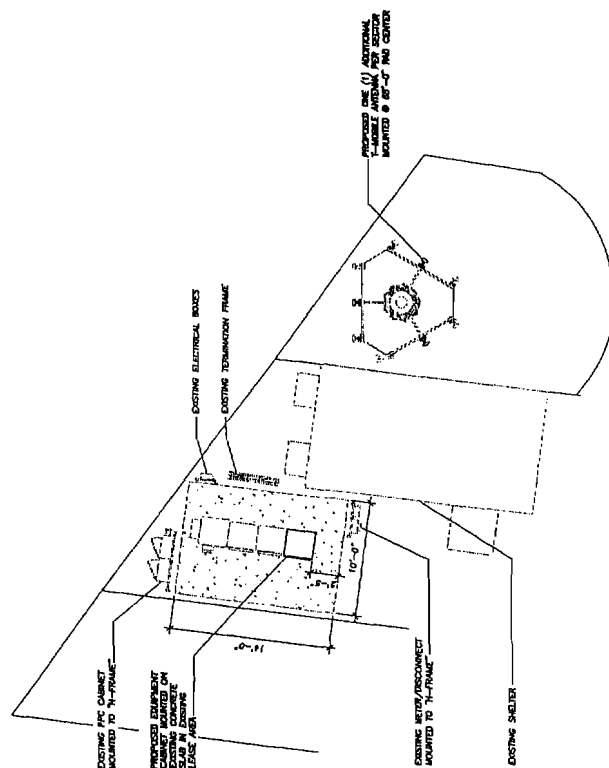
SHEET NUMBER -

C-2

APPROVAL BLOCK -



EXISTING SITE PLAN



PROPOSED SITE PLAN

Nokia Siemens
Networks



2775 E. CHANDLER BL. PHOENIX, ARIZONA 85019
PHONE (602) 442-2000 FAX (602) 442-2001
PLANS PREPARED BY



Communication Services, Inc.
2701 East Broadway Blvd. Suite 111, Tempe, AZ 85282
Phone: (480) 966-7000 Fax: (480) 966-7001

NO.	DATE	DESCRIPTION	BY
1	10/18/07	PRELIMINARY	E.A.
2	10/23/07	FINAL	JRS

PROJECT INFORMATION

PH40251C
SRP CROSS
CUT STATION

955 W. WASHINGTON STREET
TEMPE, ARIZONA 85282

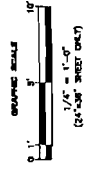
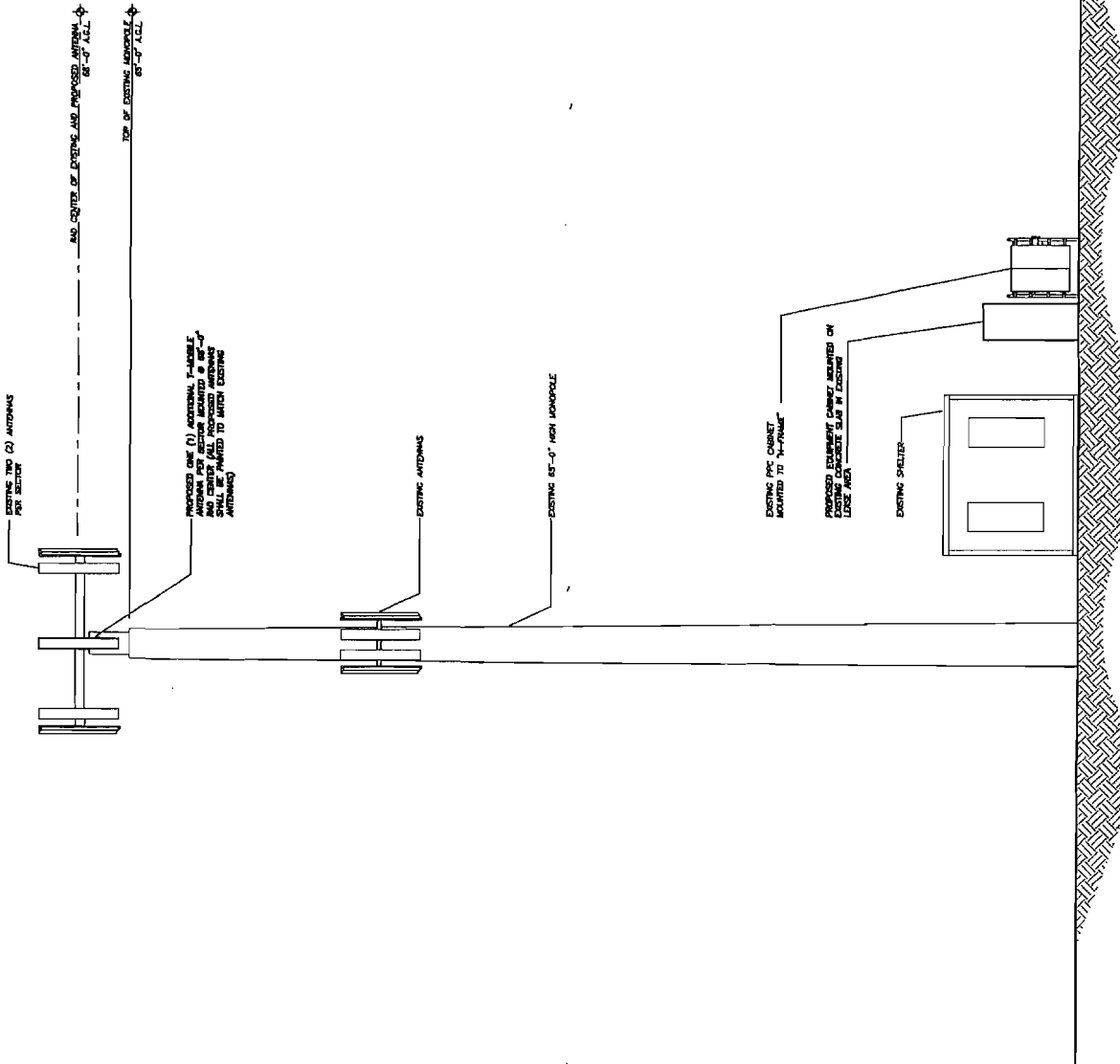
SHEET TITLE

ELEVATION

SHEET NUMBER

C-4

APPROVAL BLOCK



NORTHEAST ELEVATION

1



Before



After



T-MOBILE

988 W WASHINGTON ST

PL080018

EXISTING MONOPOLE